

COMMON COUNCIL
APRIL 7, 2020

For historical purposes it should be noted that due to the Covid-19 pandemic this is the first meeting run by the Council with Zoom Technology to abide by the Governor's mandates.

The Common Council of the City of Madison, Indiana, met in regular session at 5:30 P.M. at City Hall, 101 W. Main Street.

Mayor Courtney opened the meeting with the Lord's Prayer followed by the Pledge of Allegiance to the Flag.

Present: Thevenow, Creech, L. Dattilo, Rampy, Chatham, Bartlett, and D. Dattilo (7-0).

MINUTES:

Bartlett made a motion to approve the March 20, 2020 minutes, seconded by L. Dattilo. All in favor, motion carried (7-0).

EMERGENCY EXECUTIVE ORDER:

Attorney Jenner read an executive order from Mayor Bob Courtney and the Mayor's office regarding statewide responses to the Covid-19 pandemic and the City responding accordingly. The order declares a disaster exists locally and the order is to ensure the City is eligible for all State and/or Federal relief or recovery aid that may become available. The City commits to all Federal and State executive orders. Thevenow made a motion to approve the executive order, seconded by Bartlett. Roll call vote: Bartlett – Y, D. Dattilo – Y, Creech – Y, Chatham – Y, L. Dattilo – Y, Rampy – Y, Thevenow – Y. The executive order is accepted (7-0).

RESOLUTIONS OR BILLS:

RESOLUTION NO. 2020-26 (BARTLETT)
A RESOLUTION OF THE COMMON COUNCIL
OF THE CITY OF MADISON, INDIANA
ESTABLISHING APPROPRIATIONS FOR CALENDAR
YEAR 2020 FROM A NEW PUBLIC SAFETY TAX FUND

Thevenow made a motion to approve Resolution No. 2020-26, seconded by Chatham. Roll call vote: L. Dattilo – Y, Creech – Y, Bartlett – Y, Rampy – Y, Thevenow – Y, Chatham – Y, D. Dattilo – Y. Resolution No. 2020-26 is approved (7-0).

BILLS ON FIRST READING:

ORDINANCE NO. 2020-6
AN ORDINANCE OF THE COMMON COUNCIL
OF THE CITY OF MADISON, INDIANA
REPEALING AND REPLACING CITY ORDINANCE

35.16 ECONOMIC DEVELOPMENT REVOLVING LOAN FUND

REPORTS OF CITY OFFICIALS:

The Council was submitted written reports from all the department heads.

BILLS ON THIRD READING:

**ORDINANCE NO. 2020-2 (CREECH)
AN ORDINANCE OF THE COMMON COUNCIL
OF THE CITY OF MADISON, INDIANA
AMENDING CITY OF MADISON PARK HOURS AND
APPROVING THE CITY OF MADISON FACILITY USE FORM**

Roll call vote: L. Dattilo – Y, Rampy – Y, D. Dattilo – Y, Chatham – Y, Thevenow – Y, Bartlett – Y, Creech – Y. Ordinance No. 2020-2 passed (7-0).

BILLS ON SECOND READING:

**ORDINANCE NO. 2020-4
AN AMENDMENT TO CITY ORDINANCE 35-22, PRESERVATION
AND COMMUNITY ENHANCEMENT PROGRAM (PACE)
NONREVERTING FUND**

There were 11 public comments in writing regarding the guidelines related to the amended Ordinance which had been submitted to the Council for review. Discussion ensued. Chatham made a motion to suspend the rules and move to the third reading, seconded by Rampy. Roll call vote to move to the third reading: Rampy – Y, Chatham – Y, Creech – Y, Bartlett – Y, Thevenow – Y, L. Dattilo – Y, D. Dattilo – N. Motion denied. Chatham asked D. Dattilo why he voted no and Dattilo said he felt the public had not had enough time to study the ordinance. Ordinance No. 2020-4 will move to the third reading at the next council meeting.

MAYOR'S COMMENTS:

Mayor Courtney talked about the city's Covid-19 response and how the city had been proactive in addressing it. Courtney wished to extend his thanks to all who have spent countless hours in assisting in the process, such as the hiring of furloughed employees. Courtney reiterated the necessity to take responsibility and follow the executive orders. The interlocal agreement with the county is making good progress. The city was awarded the community crossing grant of \$721,817.07 for a project totaling \$1, 443,634.14 after the 50/50 match. The Main Street transfer agreement is still being worked on.

Chatham wondered why the weather sirens had gone off with no tornado warning. Courtney stated that they were sounded in error.

Thevenow asked for an update on the City Hall work and Mindy McGee informed him of what all was going on. The remodel/restoration/office additions has gone very well and the City workers are to be commended.

Next council meeting is Tuesday, April 21, 2020 at 5:30 P.M. at City Hall or by Zoom if necessary.

Chatham made a motion to adjourn, seconded by Creech. All in favor, motion carried (7-0).

Meeting adjourned at 6:36 P.M.

APPROVED:

President Pro Tempore,

Rick Berry, Clerk-Treasurer

Tammy Acosta

From: Trevor B. Crafton <trevorcrafton123@gmail.com>
Sent: Friday, March 27, 2020 6:45 PM
To: Bobby Courtney; Tammy Acosta
Subject: P.A.C.E. Comments City Council

Dear City Council,

Thank you for reading this comment from Trevor B. Crafton, 3895 W SR 56, Hanover, IN 47243 and J. Van Crafton, 306 Broadway St., Madison, IN 47250. Second Reading Comment:

This is pertaining to the P.A.C.E. Program and improving blighted areas with Public Private Partnerships.

New investment brings new life. The Cost to restore 19th century homes isn't cost effective for the business sector unless Public financial opportunities are readily available. Please do not make this process difficult to obtain. Nicole Schell or someone with her knowledge base should be available to help with this process of paperwork, etc.

The needed funds are from the TIFF District and not from Residential property tax dollars.

Also, the property values increase in these areas once construction begins. We have seen this on East Third St. as well as other areas. The difference between these areas and the proposed target areas, they happened organically and it took years of property values to decrease so Private investors could buy them at a low low price. The targeted areas will catch up to the "East Third St." areas more expeditiously.

The Quality of Life in our community will drastically improve while attracting those to our area that contribute. This is a perfect opportunity to implement real financial change in these blighted areas. Once we come out of this Coronavirus debacle, we need capital waiting for aggressive impact. Be proactive, not reactive. This process needs to start. Debating, tabling, or gathering more data is a time suck and all questions are literally hypothetical. We need to simply start at Walnut and on the hilltop to implement, assess, gather data and tweak as needed. It is imperative to attract private investment and simply begin.

Lastly, there are 3 types of people: Those that watch things happen, those that MAKE things happen & those that WONDER what just happened. I know the quality of people on this board and I can say with confidence, you'll MAKE things happen.

Thanks for listening.

Trevor & Van Crafton

--

Trevor B. Crafton
Crafton Properties
"Don't Rent, Buy on Contract"
Madison, IN
(812) 801-1007

Rec'd Sunday @ 11:14 am

Proposed P.A.C.E Program

Linda and I support the proposed changes to the P. A. C. E. Program. Linda and I have worked on several properties and developed dilapidated structures within Madison. It has been said that you need to triple costs estimate for rehabilitation since there can be cost overruns and surprises when taking on a historic property.



This program encourages:

1. Offsets to the high cost of developing Historic poorly maintained or dilapidated structures.
2. Allows use of historic materials and new materials which have a Historic look.
3. Encourages investment and protects property values for Madison's residents.
4. Reduces costs for lack of action on abandoned or vacant properties by minimizing:
 1. Demolitions
 2. Police & Fire Calls
 3. Trash Removal
 4. Legal Fees
 5. Trespassing

We would also like to see a provision added to the program where the matching grant requirement can be modified or eliminated for private home-owner occupied residents, when an income issues is shown.

Again, we strongly support this updated program and look forward to a successful vote by the Madison City Council.

Regards,

Mike and Linda Pittman - 420 Elm Street

Sent to Council (Monday)

Comments and concerns about the expansion of the PACE grant program.

First, I think it is an excellent idea to expand the PACE grant program. Our National Historic Landmark District is one of our best assets. We need to continue to invest in it.

That said, I have a few serious concerns.

Because the changes allow developers to use these funds, we could see local people displaced. One of the enduring strengths of our downtown has been the mix of rich and poor - the Lanier and Shrewsbury and Johnson mansions were surrounded by the cottages of their workers. While gentrification can have some positives - it also has the serious downside of driving up prices and rents so that the families who have lived here for generations will no longer be able to afford it.

What is the city putting in place to insure we have more affordable housing? We cannot let this new ordinance drive the poor out on the streets.

Because the changes allow these funds to be used for demolition, we could lose much of our historic fabric. I applaud the effort to invest in structural stabilization and to eliminate "demolition by neglect," but I am concerned how structures will be classified for demolition.

As President of the Cornerstone Society, I was sued by the city to try to force demolition of the former Elks Building. Many people wanted it demolished and said it was unsafe. I agree that it took too long to see it restored - partly because of the city's actions - but today it is one of the gems of our downtown economic vitality. That was a high profile building - and we had high profile legal help to fight the demolition order. We don't have that for all the houses that are now at risk by the changes to this ordinance. It is always cheaper to tear down and build new - but it will not be better. We should not be giving city funds to tear down buildings. Once the historic building is gone - it cannot be replaced.

What is the city putting in place to insure that any building selected for demolition has been fully investigated and documented? Who built it and when? Who lived there? Has it been photographed inside and out? Will the National Historic Landmark District nomination be updated to show the structures that have been lost?

I am particularly concerned about targeting North Walnut Street. This area is part of the National Underground Railroad Network to Freedom. It was also home to many of Madison's Civil War soldiers. Some of the homes have been neglected and could benefit from structural stabilization, but they should not be demolished.

Jan Vetrhus
701 E. 2nd Street
812-599-3447

LARRY A. CRISAFULLI, D.D.S.

April 7, 2020

WRITTEN TESTIMONY TO MADISON CITY COUNCIL RE: ORDINANCE NO. 2020-4

Dear Mayor Courtney and Members of the Madison City Council:

As current chairman of the PACE grant review committee, I respectfully ask you to table any further action on this proposed ordinance pending more study by the council and an opportunity for the public to make in-person comments.

When the Preservation and Community Enhancement grant program was originally enacted in 2014, it was established to protect and enhance one of Madison's most important economic assets, the National Landmark Historic District—an asset that drives Madison's robust tourism, supports recruitment efforts of industry and other major employers throughout the County, and attracts residents who choose to live here.

I have been on the grant review committee since its inception and can confirm that the program has been an undeniable success. Every year the demand for grant funds has far exceeded the money available. Therefore, I think it is highly commendable that the Mayor has decided to increase funding for the program and give more people of all economic levels the opportunity to benefit.

My opposition is not to the proposed ordinance but to the set of new guidelines for the ordinance that has already been established.

First, the PACE grant review committee never had the opportunity to review and discuss the guidelines, nor was there any attempt to gather public comment. There was absolutely no transparency in this process.

Second, the proposed guidelines actually provide a greater financial incentive for full or partial demolition of a property than they do for its rehabilitation. This is not only directly counter to the original intent of the program, but it also has the potential to have a negative impact on the historic district and on Madison's economy.

There is no urgency to pass this ordinance immediately. Please take the time to study it and the accompanying guidelines more thoroughly and to allow ample time for public comment at a future date when council meetings can be opened back up. Thank you for your thoughtful and careful consideration of this issue.

Sincerely yours,

Larry A. Crisafulli, DDS

Sydney Wilson

From: regan greene <reganvet@gmail.com>
Sent: Tuesday, April 07, 2020 11:01 AM
To: Sydney Wilson
Subject: PACE grant

I would like you to postpone any decisions regarding changes to the PACE grants. The public is likely not aware this is on the agenda and they certainly will have a harder time discussing it during this crisis. There is no reason not to table it until a more open process can be put in place, other than to push a potentially unpopular decision through.

I was so disappointed in the quality of the new shotguns right on main, apparently the city really does need pretty specific and strict oversight about replacing old buildings.

Thanks for your consideration,

Dr. Regan Greene

Sydney Wilson

From: India Cable <india@madisonfbc.org>
Sent: Tuesday, April 07, 2020 12:50 PM
To: Sydney Wilson
Subject: City Council Meeting

To the City Council,

I'm writing concerning an item on the Agenda for tonight's meeting (April 7th) - the proposed changes to the PACE Grant program. I'm concerned that, according to reports from the Cornerstone society, the changes were made without input from "the PACE grant review committee, the Historic District Board of Review, the Cornerstone Society, Inc., or any other historic preservation interest organizations."

One of the proposed changes allows the grant to be used for demolition of historic structures at the discretion of the City of Madison administration. Allowing people with unsalvageable homes access to the PACE Grants would be a valuable resource for those who are unable to cover demolition expenses. However, I'm concerned that unless adequate protections are put in place, demolition, being a less expensive and faster method of removing eyesores will be chosen over restoration, even when restoration would be possible. We cannot afford to encourage the destruction of our irreplaceable history – the resurrection of the Elks lodge after its many years languishing as an unsightly blemish is a case in point on what's possible with the right resources. It's important to make sure enough safeguards for the buildings are in place so that we not only encourage, but resource as many restorations as possible, and that we consider demolition only as a last resort and not incentivize destruction when a building can be salvaged.

I agree with Link Ludington, President of the Cornerstone Society, Inc. that "given the current situation, I think it would be best for the City Council to table this measure until there has been adequate opportunity for the public to review and comment on the proposed changes."

Thank you.

- India Cable

Mayor Courtney and Council –

I have reviewed the purposed changes to the Pace grant and feel like they will allow for more opportunity for investment and improvement in our downtown historic district. We need to encourage investors to continue to make improvements as well allow opportunity to clean up areas of blight. We are truly blessed to live in a such a beautiful community with people passionate about continuing to improve existing properties in a timely manor as well as clean up areas that have potential to better served.

Sincerely,

Cara Fox

Sydney Wilson

From: Link Ludington <linkludington@gmail.com>
Sent: Tuesday, April 07, 2020 3:00 PM
To: Sydney Wilson
Subject: PACE ordinance

7 Apr 2020

TO: Katie Rumpy, President

Madison City Council

Dear Ms. Rumpy:

I am writing to address the issue of the proposed changes in the City of Madison's Preservation and Community Enhancement grant program as currently embodied in Ordinance 2020-4 that has already had its first reading before the City Council at its last meeting. Although some of the changes outlined would appear to bring some welcome improvement to the program, others are a cause for concern.

The increase in availability of funds is certainly an improvement, as it will undoubtedly enable more rehabilitation projects to move forward. The increase in dollar limits per project could also turn out to make more projects more attractive, or make it possible for others to be done sooner than would otherwise be the case.

However, the proposed expansion of the program is of great concern as it could potentially have an adverse impact on the character of Madison's National Historic Landmarks District. In addition, as currently written, it appears that the changes would actually provide greater incentives for owners to demolish endangered buildings than it would to rehabilitate them. If anything, the incentives to rehabilitate should be enhanced.

Although this ordinance has received its first reading and was released to the members of the Redevelopment Commission at its last meeting, as far as I can tell the background documents were not published on the City of Madison website until yesterday afternoon. I would like to urge you to table this measure until the public has had more time to review and comment on the changes.

Respectfully,

Link Ludington, President

Cornerstone Society, Inc.

April 7th, 2020

Re: City Council Meeting – Comments to PACE Program Changes

Telephone public comment from Bob Schoenstein to Mayor Bob Courtney

Bob Schoenstein contacted me personally to convey his full support for the changes to the PACE program that will increase grant limits and allow for funds to be used for property rehabilitation, rehabilitation of dilapidated buildings, including partial demolition, and demolition of structures designated as unsafe by the City of Madison building inspector, with an immediate plan for infill construction. Bob reiterated that he is tired of seeing burned up and abandoned buildings in his neighborhood and felt as if people who opposed the program had to walk past these buildings every day, they would have a different opinion. He told me he would attend the city council meeting if permitted but understood that was not possible currently.

Sydney Wilson

From: Larry A <landress104@yahoo.com>
Sent: Monday, April 06, 2020 5:51 PM
To: Sydney Wilson
Subject: Street Paying

I'm not sure whom this should be addressed to, but how can we get the big holes repaired on Main Street that the city cut to repair sewer or water lines. They were filled in when the work was done, but have since settled and now are very rough to drive on. I think it's time they are repaired by someone. Seems each time I mention it, the buck is passed between the city and the state. Someone is responsible.

Thank you

Larry G Andress
Proverbs 11-1